

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

7 VILLAWOOD COURT, FORCETT

PROPOSED DEVELOPMENT:

VISITOR ACCOMMODATION

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 27th October 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Tuesday 27th October 2026**.

APPLICATION NO: 5.2026.333.1

DATE: 10 October 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

50 m



Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use: Visitor Accommodation
	Development: 2 Bedroom visitor accommodation
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 150,000

Is all, or some the work already constructed:	No: ☒ Yes: ☐
---	---

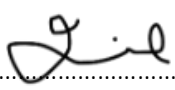
Location of proposed works:	Street address: 7 Villawood Court
	Suburb: Forcett Postcode: 7173
	Certificate of Title(s) Volume: 35407 Folio: 2

Current Use of Site	Residential
---------------------	--------------------

Current Owner/s:	Name(s) Adam John Hall
------------------	-------------------------------

Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: ☒ Yes: ☐	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☒ Yes: ☐	<i>If yes, please complete the Council or Crown land section on page 3</i>
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.	
Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	 Signature: Date: 22.9.2026

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	 Signature: Date:



SEARCH OF TORRENS TITLE

VOLUME 35407	FOLIO 2
EDITION 7	DATE OF ISSUE 01-Mar-2024

SEARCH DATE : 02-Sept-2026

SEARCH TIME : 12.10 pm

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 2 on Sealed Plan [35407](#)
Derivation : Whole of Lot 8551 Gtd to I A Newitt
Prior CT [4477/100](#)

SCHEDULE 1

[C199344](#), [C925898](#) & [N178783](#) TRANSFER to ADAM JOHN HALL
Registered 01-Mar-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [35407](#) COVENANTS in Schedule of Easements
SP [35407](#) FENCING COVENANT in Schedule of Easements
SP [35407](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
[E373312](#) MORTGAGE to Commonwealth Bank of Australia
Registered 01-Mar-2024 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

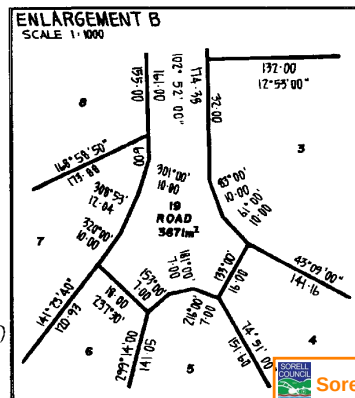
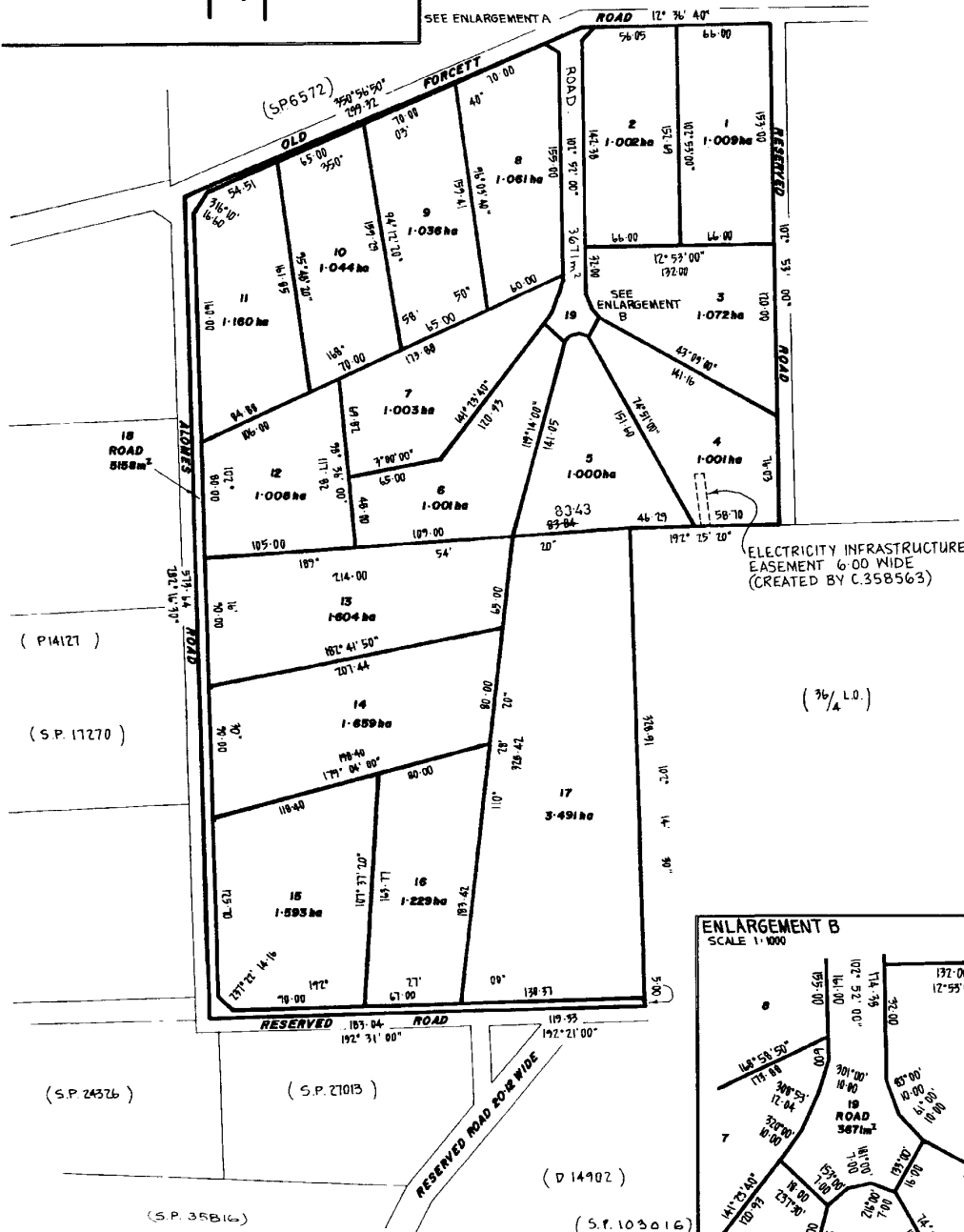
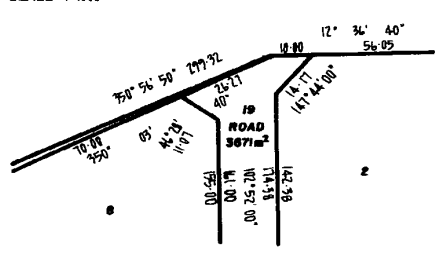


NSW 1110

\$795 2235407

Owner: Taney Francis Matthews & Sylvia Mary Matthews Title Reference: C.T. 250/23 Grantee: Whole of Lot 8551 (58-0-0) gtd to Isaac Adam Newitt	PLAN OF SURVEY by Surveyor: John Leonard CERUTTY of land situated in the LAND DISTRICT OF PEMBROKE PARISH OF FORCETT. SCALE 1: 2500 MEASUREMENTS IN METRES	Registered Number: S.P35407 Approved: - 5 JUL 1988 Effective from: <i>Mark Phillips</i> Recorder of Titles
--	--	---

ENLARGEMENT A
SCALE 1:1000



Sorell Council

Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026



SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

S. P35407

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

FENCING COVENANT

In respect to the Lots upon the plan the Vendors, Terry Francis Matthews and Sylvia Mary Matthews shall not be required to fence.

COVENANTS

The owner of each Lot on the said plan covenants with the Vendors, Terry Francis Matthews and Sylvia Mary Matthews and the owners for the time being of every other lot shown on the said plan to the intent that the burden of these covenants may run with and bind the Covenantor's lots and every part thereof and that the benefit thereof shall be annexed to and devolved with and every part of every other lot shown on the said plan to observe the following stipulations:

- a) Not to erect/~~nor~~^{more} than one messuage on the said lot and not to use or permit to be used any messuage upon the lot for any other purpose other than a private dwelling house.
- b) That no engine or machinery worked or driven by steam, gas, electricity or other mechanical power or used for any trade or operation shall be erected, affixed or placed on the said lot and no trade, quarrying or business which may be a public nuisance or private annoyance and no noxious trade or business whatsoever shall be carried on or be permitted to be carried on any part of the said lot.
- c) Not to erect or permit to be erected on the said lot or any part thereof or attached to/~~or~~^{or} permit to be attached to the dwelling house or any building erected thereon any advertisement or poster or any similar erection of an unsightly nature.
- d) Not to erect or permit to be erected on the said lot or any part thereof any moveable or relocated HEC or Housing Department messuage or any other detached messuages which are not wholly constructed and erected on the said site.

SIGNED by the said TERRY FRANCIS MATTHEWS)
and SYLVIA MARY MATTHEWS the Registered)
Proprietor of the land contained in Certificate of)
Title Volume 2150 Folio 23 in the presence of:)



[Handwritten signatures: S. Matthews, S. Mary Matthews]

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED by
its Attorney
DAVID KEITH DIMSEY
(who hereby certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY NO. 5478529
under which this instrument
is signed) in the presence of:
[Signature]
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
[Signature]
Regional Manager - Retail Banking

 **Sorell Council**
Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

35407

 **Sorell Council**
Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

This is the schedule of easements attached to the plan of
(Insert Subdivider's Full Name)

Larry Francis MATTHEWS & Sylvia Mary MATTHEWS affecting land in

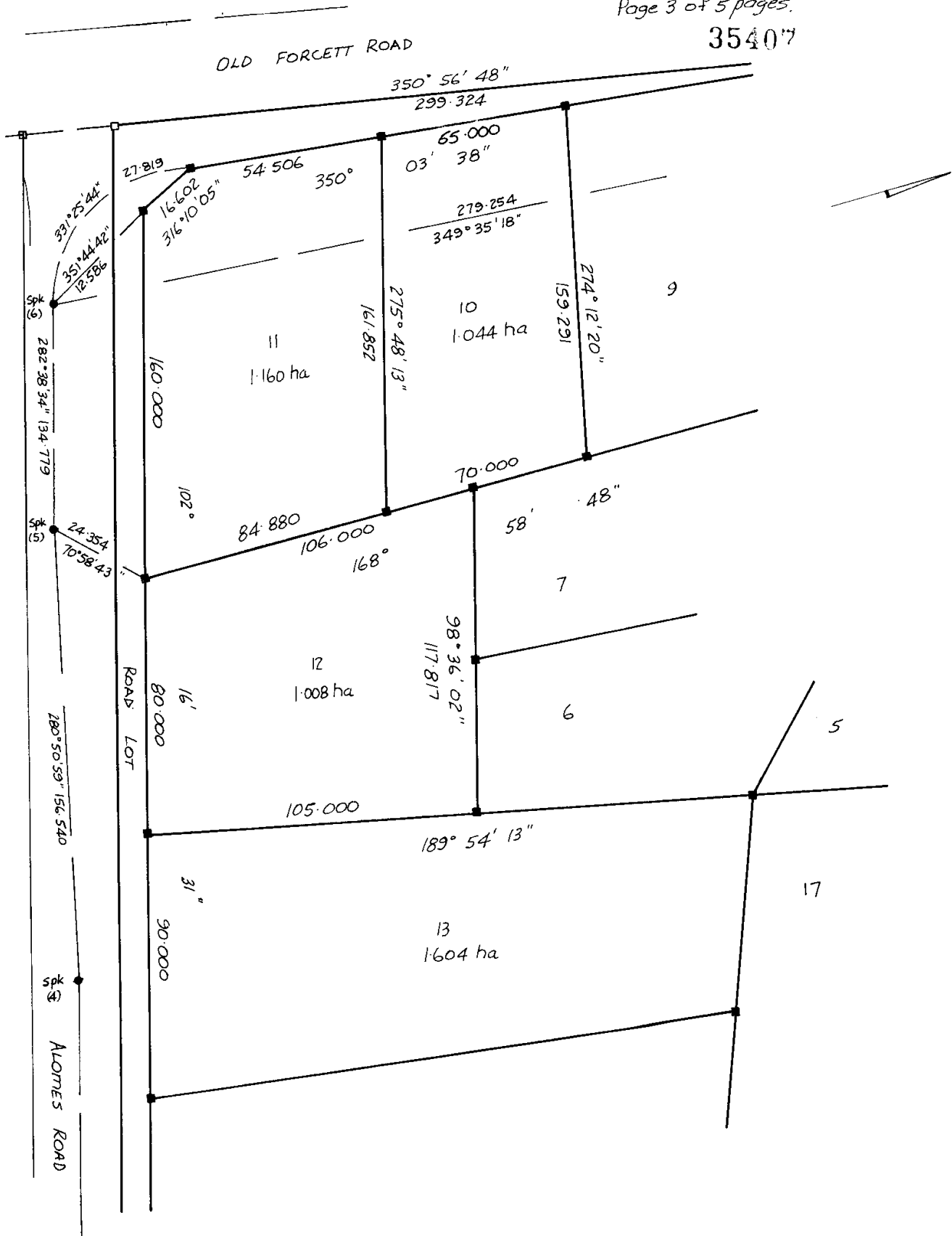
C.T. 2150/23

(Insert Title Reference)

Sealed by *Municipality of Sorell* on *21 April* 19*88*.

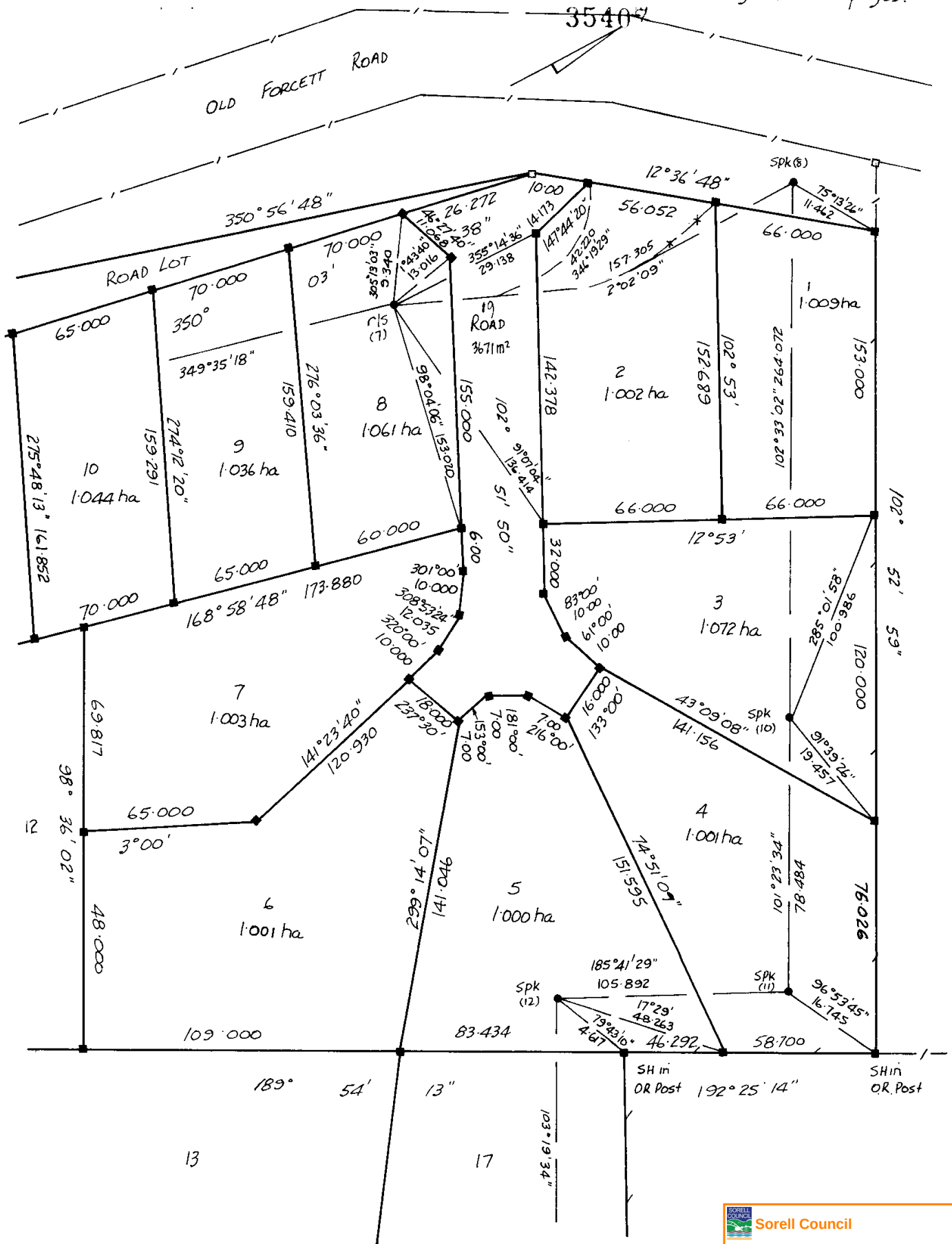
Solicitor's Reference *M. Stewart*
Council Clerk/Town Clerk

OSK 3134



Sorell Council

Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026



Sorell Council

Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

144864

REMARK No R 35407/1		LAST SURVEY PLAN No. (TO BE FILED WITH) S.P. 35407
RE-MARK PLAN LOCATION LAND DISTRICT OF PEMBROKE, PARISH OF FORCETT OWNER FOLIO REFERENCE C.T. 35407/10 GRANTEE Part of Lot 8551, 5B-D-D Granted to ISAAC ADAM NEWITT LENGTHS IN METRES		SURVEY CERTIFICATE I, <u>MICHAEL EDWARD MORLEY</u> of <u>HOBART</u>..... in Tasmania a registered surveyor HEREBY CERTIFY that: (a) this survey is based upon the best evidence that the nature of the case admits (b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and (c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required. Signature: <u>[Signature]</u> Date:/...../.....
SURVEYORS REF No:	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

Sorell Council

Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf

Plans Reference: P1
Date Received: 22/09/2026

Survey Data:

- Lot 8: S.P. 35407
- Lot 9: S.P. 35407
- Lot 10: S.P. 35407, 1.0442 ha.
- Lot 11: S.P. 35407, Survey Datum S.P. 35407, 114°33'15" (C) 280.808, 114°33'15" (S.P. 35407) 280.812
- Lot 12: S.P. 35407
- Lot 13: S.P. 35407

Survey Comments:

- SURVEY COMMENCED: 2-11-04
- SURVEY COMPLETED: 5-5-05
- No O.R.M.'s found.

A-146



GEO-ENVIRONMENTAL REPORT

JOB NUMBER

J13683

ADDRESS

*7 Villawood Court
Forcett*

CLIENT

Adam Hall



GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	Adam Hall
Site Address:	7 Villawood Court, Forcett
Date of Inspection:	28/08/2026
Proposed Works:	New Unit(s)
Investigation Method:	Hand Auger
Inspected by:	S. Rees

Site Details

Certificate of Title (CT):	35407/2
Title Area:	Approx. 1.001 ha
Applicable Planning Overlays:	Bushfire-prone areas, Airport obstacle limitation area, Dispersive Soils Specific Area Plan
Slope & Aspect:	7° SW facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. The site was assessed for on-site wastewater management according to AS1547:2012.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	0.00-0.20	SP	SAND: dark grey, slightly moist, loose
0.30-0.50	0.20-0.45	0.20-0.50	SP	SAND: light grey, slightly moist, loose
0.50-0.60			SP	SAND: brown, slightly moist, medium dense
0.60-0.65	0.45-0.90	0.50-0.90	SC	CLAYEY SAND: yellow brown, slightly moist, medium dense, BH1 refusal
	0.90-1.2+	0.90-1.2+	CL	SANDY CLAY: yellow brown, grey, red, slightly moist, firm, no refusal

Site Notes

The soil onsite has formed from Tertiary sediments and consists of sandy topsoil overlying sandy clay at depth (approx. 1m). Samples were tested for soil dispersion and were found to be non-dispersive with samples slaking only.



Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class S

y_s range: **0-20mm**

Notes: Class S - The subsurface profile across the site generally comprises soils exhibiting low shrink–swell potential, indicative of slight reactivity. These materials are expected to undergo minor volume changes in response to seasonal variations in moisture conditions.

Wind Loading Classification

According to “AS4055:2021 - *Wind Loads for Housing*” the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	2.0
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40



Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **SANDY LOAM (Category 2)**. The existing dwelling is currently serviced by a package treatment system (SuperTreat) with irrigation of treated wastewater. It is proposed to upgrade the existing wastewater system to accommodate the additional loading from the development. A Design Irrigation Rate (DIR) of 5mm/day has been assigned for secondary treated wastewater.

The total wastewater load of the property has been calculated at 1080L/day. This is based on a tank water supply and a maximum occupancy of 9 people (4 people in the proposed ancillary and 5 people within the main dwelling at 120L/day/person).

Using the DIR of 5mm/day, an irrigation area of at least 240m² will be required. It is proposed to install this as a new irrigation area (refer to attached plan). A pumpwell (min 1000L) and submersible pump (min 9m head) will be required to transfer wastewater from the ancillary dwelling to the AWTs unit. The existing SuperTreat AWTs will also be reconditioned to an Econocycle as part of the development.

A cut-off drain will be required upslope of the application area and the area excluded from traffic or any future building works. A 100% reserve area will need to be set aside and kept free from development for any future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve due to the large property size (approx. 1ha). Therefore, a formal reserve area has not been assigned.

The following setback distances are consistent with the Directors Guidelines for On-Site Wastewater Management:

Upslope or level buildings:	3m
Downslope buildings:	3.75m
Upslope or level boundaries:	1.5m
Downslope boundaries:	8.5m
Downslope surface water:	29m

Further details are outlined in the attached table.



Construction Notes & Recommendations

The site has been classified as **Class S** - Slightly reactive site, which may experience only slight ground movement from moisture changes.

Foundation Considerations:

It is recommended that all footing loads are transferred into the natural material with bearing capacities >100kPa.

Earthworks Recommendations

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.



Trench Summary Reports

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Adam Hall

Assess. Date 3-Sep-26

Assessed site(s) 7 Villawood Court Forcett

Ref. No.

Site(s) inspected 28-Aug-26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,080 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 360

Sullage volume (L/day) = 720

Total nitrogen (kg/year) generated by wastewater = 3.9

Total phosphorus (kg/year) generated by wastewater = 2.0

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	37	44	44	52	56	61	40	41	44	72	55	50
Adopted rainfall (R, mm)	37	44	44	52	56	61	40	41	44	72	55	50
Retained rain (Rr, mm)	31	37	37	44	48	52	34	35	37	61	47	43
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotrans less rain (mm)	99	73	54	19	-6	-22	-3	7	26	23	58	84
Annual evapotranspiration less retained rain (mm) =												410

Soil characteristics

Texture = Sandy Loam

Category = 2 Thick. (m) = 1.2

Adopted permeability (m/day) = 3

Adopted LTAR (L/sq m/day) = 5

Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site

The preferred method of on-site primary treatment: In a package treatment plant

The preferred method of on-site secondary treatment: In-ground

The preferred type of in-ground secondary treatment: None

The preferred type of above-ground secondary treatment: None

Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 30

Width (m) = 8

Depth (m) = 0.6

Total disposal area (sq m) required = 240

comprising a Primary Area (sq m) of: 240

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DIR for the site is 5mm/day, and an irrigation area of 240m² is required. The system should have the capacity to cope with predicted climatic and loading events.



**GES P/L****Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report**Site assessment for on-site waste water disposal**

Assessment for Adam Hall

Assess. Date

3-Sep-26

Ref. No.

Assessed site(s) 7 Villawood Court Forcett

Site(s) inspected

28-Aug-26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	2,000	V. high	Low		
	Density of disposal systems	/sq km	20	Mod.	Moderate		
	Slope angle	degrees	7	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	1,080	High	High		
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
AA	Adopted permeability	m/day	3	Mod.	Very high		
	Long Term Accept. Rate	L/day/sq m	5	High	Moderate	No change	

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept secondary treated wastewater.



**GES P/L****Land suitability and system sizing for on-site wastewater management**

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report**Site assessment for on-site waste water disposal**

Assessment for Adam Hall

Assess. Date

3-Sep-26

Ref. No.

Assessed site(s) 7 Villawood Court Forcett

Site(s) inspected

28-Aug-26

Local authority Sorell

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	35	High	High		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-410	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.9	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
AA	Dist. to nearest surface water	m	50	V. high	Very high		
	Dist. to nearest other feature	m	100	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	200	V. high	Low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Secondary treatment of wastewater is proposed





APPENDIX A - Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance



1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Relative Density (%)
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		COHSIVE – FINE GRAINED (SILT & CLAY)	
Term	Moisture Condition	Moisture Condition	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL



1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification					
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	_____ 200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES	
	COBBLES	_____ 63								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____ 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.	
		medium _____ 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above			
		fine _____ 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or $PI < 4$	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and $PI > 7$	—	—		
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse _____ 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3		
		medium _____ 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above			
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or $PI < 4$	—	—		
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and $PI > 7$	—	—		
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit $\leq 50\%$)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'						
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays							
		OL	Organic silts and clays of low plasticity							
	SILTS & CLAYS (Liquid Limit $> 50\%$)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts							
		CH	Inorganic clays of high plasticity, fat clays							
		OH	Organic silts and clays of high plasticity							
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils							



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

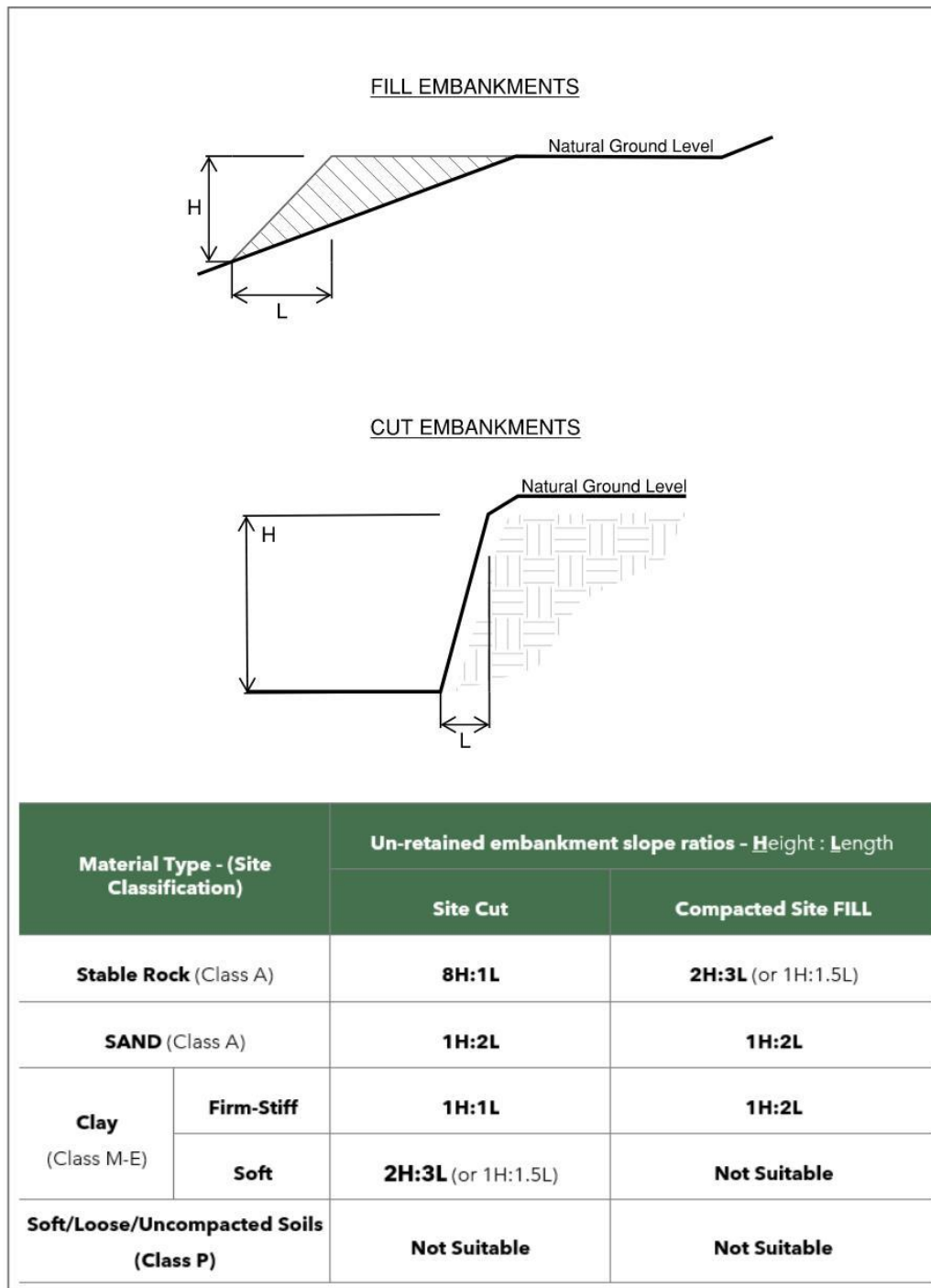
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.



1.5 Batter Angles for Embankments (Guide Only)





APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.



APPENDIX C - Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Demonstration of setbacks being consistent with Directors Guidelines for On-site Wastewater Management Systems

Acceptable Solutions	Performance Criteria	Comment
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i. 3m from an upslope building or level building; ii. If primary treated effluent to be no less than: 4m plus 1m for every degree of average gradient from a downslope building; iii. If secondary treated effluent and subsurface application, no less than: 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that: i. the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and ii. is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3.75m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: i. if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii. if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) setbacks must be consistent with AS/NZS1547 Appendix R; b) a risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located with a minimum separation distance of 40m from downslope surface water (29m required).  Sorell Council Development Application: 5.2026.333.1 - Development Application - 7 Villawood Drive, Forcett - P1.pdf Plans Reference: P1 Date Received: 22/09/2026

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: 1.5m from an upslope or level property boundary; and - if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or - if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: - setback must be consistent with AS/NZS1547 Appendix R; and - a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary. Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 8.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: - setback must be consistent with AS/NZS 1547 Appendix R; and - a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m.  Sorell Council Development Application: 5.2026.333.1 - Development Application - 7 Villawood Drive, Forcett - P1.pdf Plans Reference:P1 Date Received:22/09/2026

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: a) setback must be consistent with AS/NZS1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (b) No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A6 (b)
A7 N/A	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent with P7.  Sorell Council Development Application: 5.2026.333.1 - Development Application - 7 Villawood Drive, Forcett - P1.pdf Plans Reference:P1 Date Received:22/09/2026



AS1547:2012 – Loading Certificate – AWTs Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 7 Villawood Court, Forcett

System Capacity: 9 persons @ 120L/person/day

Summary of Design Criteria

DIR: 5mm/day

Irrigation area: 240m²

Reserve area location / use: Not assigned – more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTs and site area.

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other operational considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Adam Hall
7 Villawood Court
Forcett 7173

Owner /Agent
Address
Suburb/postcode

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999 Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 7 Villawood Court
Forcett 7173
Lot No:
Certificate of title No: 35407/2
The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011
(description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Foundation Classification
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work ☒
or

a building, temporary structure or plumbing installation: ☐



In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J13683

03/09/2026



A handwritten signature in black ink, appearing to be 'John Paul Cumming', written over a light grey background.



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Adam Hall
7 Villawood Court
Forcett 7173

Owner name
Address
Suburb/postcode

Designer details:

Name: John-Paul Cumming
Business name: Geo-Environmental Solutions
Business address: 29 Kirksway Place
Battery Point 7004
Licence No: CC774A
Email address: office@geosolutions.net.au

Category: Bld. Svcs. Dsgnr. - Hydraulic
Phone No: 03 6223 1839
Fax No: N/A

Details of the proposed work:

Owner/Applicant: Adam Hall
Address: 7 Villawood Court
Forcett 7173

Designer's project reference No: J13683
Lot No: 35407/2

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

AWTS with irrigation



Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-26

Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management. AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	
 Sorell Council Development Application: 5.2026.333.1 - Development Application - 7 Villawood Drive, Forcett - P1.pdf Plans Reference:P1 Date Received:22/09/2026	

Any other relevant documentation:	
Geo-Environmental Assessment - 7 Villawood Court Forcett - Sep-26 Geo-Environmental Assessment - 7 Villawood Court Forcett - Sep-26	

Attribution as designer:	
---------------------------------	--

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		03/09/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

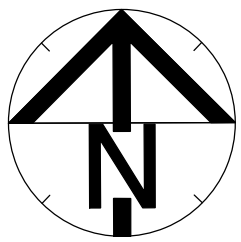
Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at:

www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		03/09/2026



 **Sorell Council**
Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026



SUBSURFACE IRRIGATION - 240m² (e.g. 30m x 8m)
min 3.25m from downslope buildings (currently approx 10m)
min 29m from downslope water (currently approx 35m)

PROPOSED ANCILLARY DWELLING

PUMPWELL (MIN 1000L)
WITH SUBMERSIBLE PUMP (MIN 9M HEAD)



BH01

BH02

BH03

CUT-OFF DRAIN

EXISTING SUPERTREAT TO BE
RECONDITIONED TO ECONOCYCLE
TO ACCEPT LOADING FROM BOTH BUILDINGS



EXISTING DWELLING

DN50 POLY DISTRIBUTION LINE



GES geo-environmental
solutions

29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au

Wastewater system:

Existing SuperTreat to be reconditioned to Econocycle to accept wastewater from both dwellings. Wastewater from new dwelling to be transferred through pumpwell (min 1000L) and submersible pump (min 9m head) to inlet side of AWTS unit.

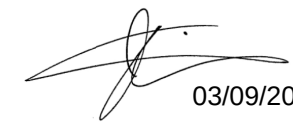
New irrigation area to be installed - 240m²
e.g. 30m x 8m

Cut-off drain

- Min 3m from upslope or level buildings
- Min 3.75m from downslope buildings
- Min 1.5m from upslope or level boundaries
- Min 8.5m from downslope boundaries
- Min 29m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A


03/09/2026



GES
geo-environmental
solutions



Approximate Test Hole Location

 **Sorell Council**
Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

Do not scale from these drawings.
Dimensions to take precedence
over scale.

7 Villawood Court
FORCETT 7173

C.T.: 35407/2

Date: 3/9/2026

On-Site Wastewater Management Plan

1:300 @ A3

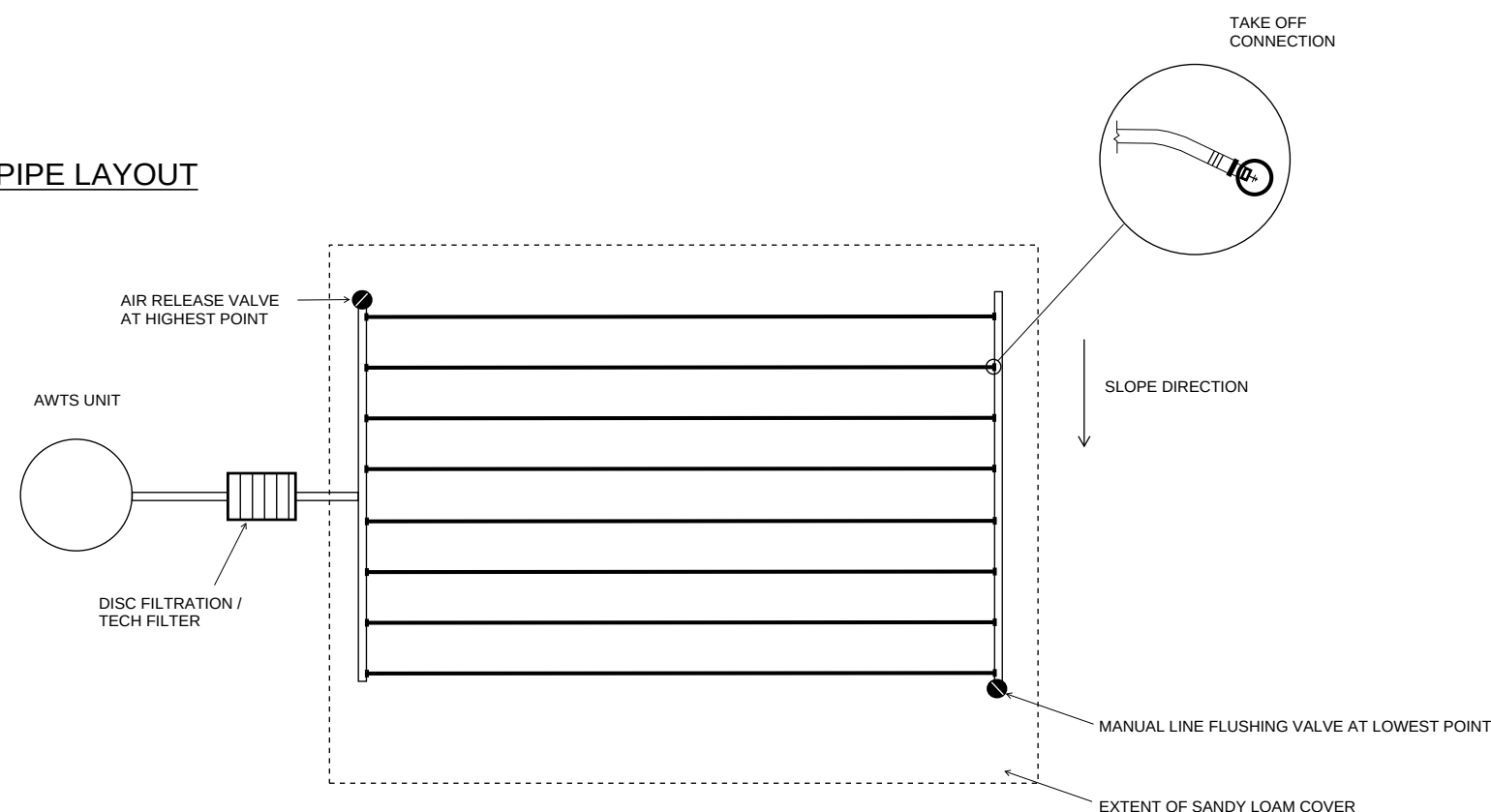
Sheet 1 of 1



GES geo-environmental
solutions

29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au

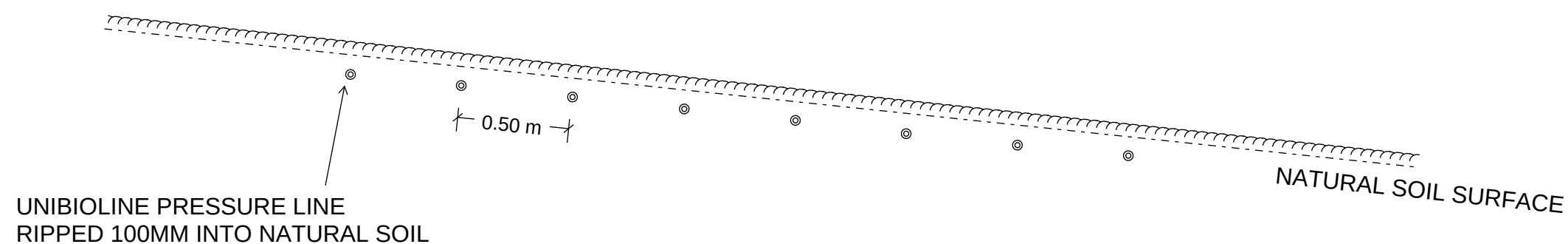
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES 10-20%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER.
ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL SANDY TOPSOIL MIN 100mm DEPTH
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Sorell Council
Development Application: 5.2026.333.1 -
Development Application - 7 Villawood Drive,
Forcett - P1.pdf
Plans Reference: P1
Date Received: 22/09/2026

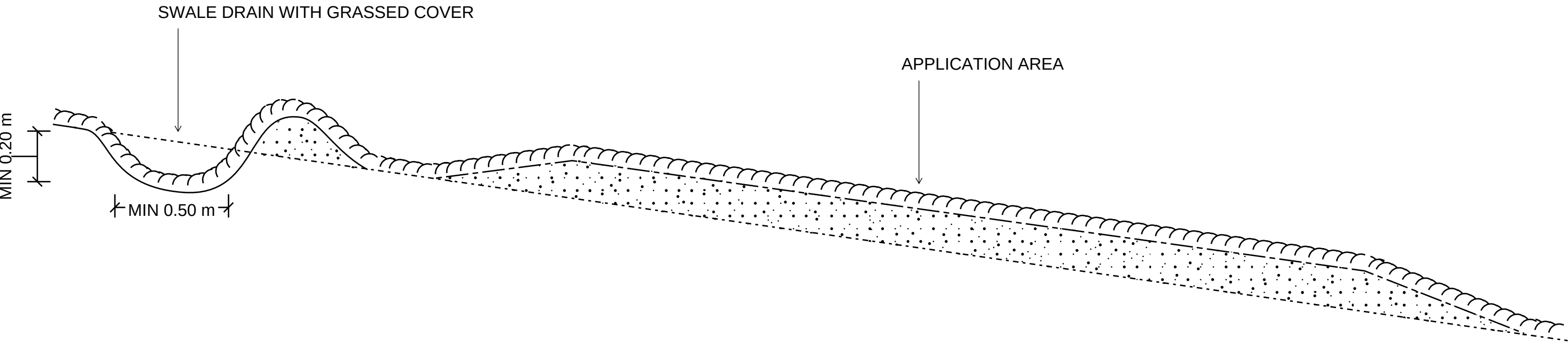
Do not scale from these drawings.
Dimensions to take precedence
over scale.

CROSS-SECTION
SUBSURFACE APPLICATION SLOPES 10-20%

Sheet 1 of 1
Drawn by: SR

Design notes:

- 1. Swale drain to be min 0.5m wide by min 0.20m deep
- 2. Grass cover to be maintained to slow water flow and minimise erosion
- 3. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils)
 - seek advice from GES, alternative cut-off drain design required
- 4. Drain to discharge to shallow on-site dissipation toes across the contour



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Cut-off drain detail - typical grassed swale drain

Tas Figure C2D6 - Alternative Venting Arrangement

Venting must terminate in accordance with AS/NZS3500.2

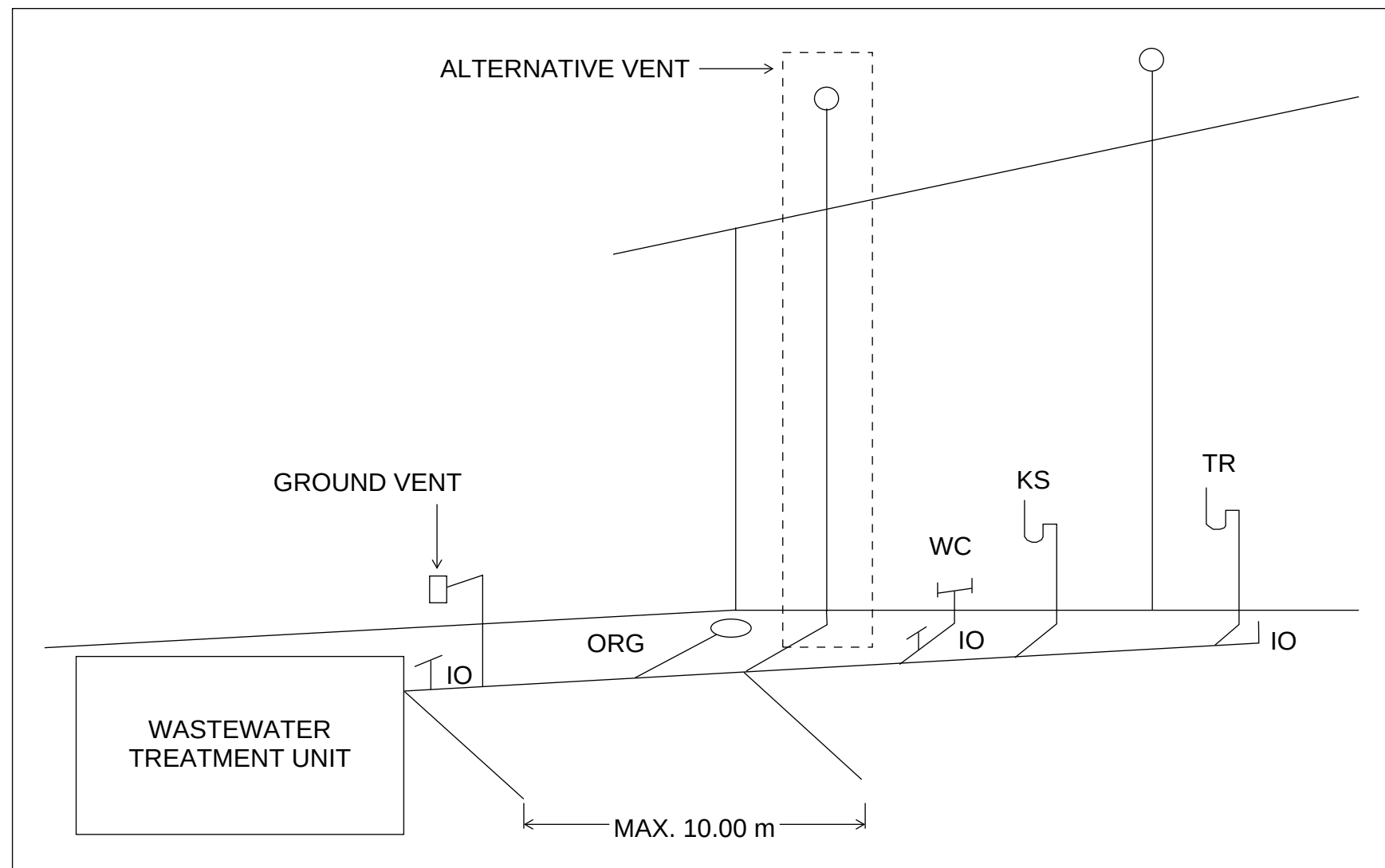
Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system

Use of a ground vent is not recommended

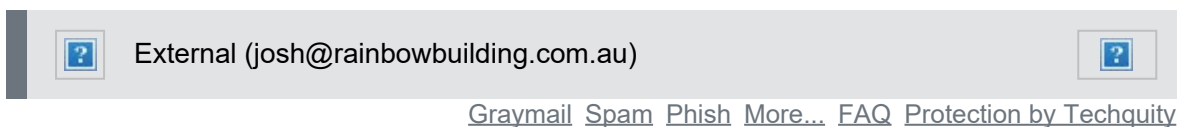
Inspection openings must:

1. Be located at the inlet to an on-site wastewater management system treatment unit and at the point of connection to the land application area
2. Must terminate as close as practical to the underside of an approved inspection opening cover which is to be installed at finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level



From: [Josh Smith](#)
To: [Sorell Council](#)
Cc: [Sorell Council](#)
Subject: Re: 5.2026.333.1 - Request For Information - 7 Villawood Court, Forcett
Date: Thursday, 1 October 2026 8:33:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image.png](#)
[inky-injection-inliner-6f42d488d348cfd86bff9497caf9f6a.png](#)
[inky-injection-inliner-239761ff400e110ea6b895ece084a6bf.png](#)
[7 Villawood Crt DA 22-09-2026.pdf](#)
[7 Villawood Court Forcett dispersion report.pdf](#)



Good morning

Please find below our response to the Request for Further Information relating to the proposed Visitor Accommodation at 7 Villawood Court, Forcett outlined in the RFI

1. Dispersive Soils Management Plan

Please find attached a site-specific Dispersive Soils Management Plan prepared for the proposed development which addresses the requirements of Clause SORS1.7.1 P1 Development on Dispersive Soils.

2. Use of Existing Outbuildings

The eastern-most outbuilding was occupied on a temporary basis between approximately 2001 and 2003 whilst construction of the primary dwelling was being undertaken on the property.

Following completion and occupation of the dwelling, the bedroom and bathroom/shower facilities were removed from the outbuilding in accordance with Council requirements at that time. These works were subsequently inspected by Council.

The outbuilding is not currently used for residential accommodation and is not proposed to be used for visitor accommodation, permanent residential occupation, or any other habitable purpose as part of this application. The building remains an ancillary outbuilding associated with the existing residential use of the property.

3. Site Coverage

Please find attached an amended site plan confirming the area of all existing and proposed roofed buildings on the site. The amended plan identifies the following building areas:

- Existing residence: 198m²
- Existing outbuilding: 64m²
- Existing outbuilding: 90m²
- Proposed visitor accommodation: 90m²

The amended site plan provides confirmation of the resultant site coverage for assessment purposes.

4. Response to Clause 11.3.2 P1 – Visitor Accommodation

(a) Privacy of adjoining properties

The proposed visitor accommodation is located on a 1ha Rural Living property and is well separated from neighbouring properties. Existing setbacks, vegetation and the scale of development ensure the privacy of adjoining properties is maintained.

(b) Any likely increase in noise to adjoining properties

The proposal consists of a single visitor accommodation unit only. The anticipated level of activity is comparable to normal residential use and is not expected to result in unreasonable noise impacts on adjoining properties.

(c) The scale of the use and its compatibility with the surrounding character and uses within the area

The proposed visitor accommodation has a floor area of 90m² and is consistent with the rural residential character of the locality. The development is small in scale relative to the overall property and will remain compatible with surrounding Rural Living land uses.

(d) Retaining the primary residential function of the area

The site will continue to function primarily as a residential property containing a single dwelling. The visitor accommodation is ancillary in nature and does not alter the primary residential use of the land.

(e) Impact on the safety and efficiency of the local road network

The proposal is expected to generate only a minor increase in vehicle movements associated with guest arrivals and departures. Existing access arrangements and the local road network are capable of accommodating the additional traffic without adverse impacts on safety or efficiency. A dedicated access and parking area is provided for the visitor accommodation.

(f) Any impact on owners and users of rights of way

The proposal will not impact any existing rights of way, nor will it impede access for any adjoining landowners or users.

5. Future Conversion to a Secondary Residence

The applicant acknowledges Council's comments regarding the potential future conversion of the proposed building to a secondary residence. However, the owner wishes to proceed with the application on the basis of Visitor Accommodation only.

The proposed building is intended solely for visitor accommodation and the applicant is not seeking approval for a secondary residence under the current application.

Accordingly, the applicant requests that Council assess the proposal solely as Visitor



Sorell Council

Development Application: 5.2026.333.1 -
Response to Request For Information - 7
Villawood Court, Forcett - P2.pdf
Plans Reference: P2
Date received: 1/10/2026



GES

geo-environmental
solutions

DISPERSIVE SOIL ASSESSMENT

JOB NUMBER

J13683

ADDRESS

7 Villawood Court

Forcett

CLIENT

Adam Hall

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client: Adam Hall
Site Address: 7 Villawood Court, Forcett
Date of Inspection: 28/08/2026
Proposed Works: New Unit(s)
Investigation Method: Hand Auger
Inspected by: S. Rees



Site Details

Certificate of Title (CT): 35407/2
Title Area: Approx. 1.001 ha
Applicable Planning Overlays: Bushfire-prone areas, Airport obstacle limitation area, Dispersive Soils Specific Area Plan
Slope & Aspect: 7° SW facing slope
Vegetation: Grass

Background Information

Geology Map: MRT
Geological Unit: Tertiary Sediments
Climate: Annual rainfall 500mm
Water Connection: Tank
Sewer Connection: Unserviced-On-site required
Testing and Classification: AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. The site was assessed for on-site wastewater management according to AS1547:2012.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.30	0.00-0.20	0.00-0.20	SP	SAND: dark grey, slightly moist, loose
0.30-0.50	0.20-0.45	0.20-0.50	SP	SAND: light grey, slightly moist, loose
0.50-0.60			SP	SAND: brown, slightly moist, medium dense
0.60-0.65	0.45-0.90	0.50-0.90	SC	CLAYEY SAND: yellow brown, slightly moist, medium dense, BH1 refusal
	0.90-1.2+	0.90-1.2+	CL	SANDY CLAY: yellow brown, grey, red, slightly moist, firm, no refusal



Site Notes

The soil on site has formed from Tertiary sediments. The subsoil was tested for dispersion using the Emerson Test and was found to be non-dispersive (Class 8)

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

Tertiary sediments in the local area are known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. However, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Two samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The soil sample from both holes showed no signs of dispersion.

Table 1 - Emerson Test Results

Sample	Texture	Emerson Class	Description
Sample 1	CLAY	Class 8	No dispersion
Sample 2	CLAY	Class 8	No Dispersion

Based upon the test results there is little risk of soil dispersion and erosion on the site, and as such no dispersive soil management recommendations have been made.



Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended, however, that all excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required if necessary.

It is recommended that during construction that GES be notified of any major variation to the soil conditions as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist



APPENDIX A - Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

PROPOSED VISITOR ACCOMMODATION FOR A. HALL AT 7 VILLAWOOD CT FORCETT TAS 7173



wilkin
design

**Sorell Council**
Development Application: 5.2026.333.1 -
Response to Request For Information - 7
Villawood Court, Focett - P2.pdf
Plans Reference: P2
Date received: 1/10/2026

P.O. Box 478
Launceston
Tasmania 7250

ACCREDITATION NO:
CC678 X

DATE:
22/09/2026

W.D.D. JOB NUMBER:
DA-26RBS1489

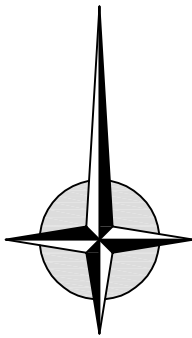
RAINBOW PROJECT NAME:

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



Sorell Council

Development Application: 5.2026.333.1 -
Response to Request For Information - 7
Villawood Court, Forcett - P2.pdf
Plans Reference: P2
Date received: 1/10/2026



7 VILLAWOOD CT
FORCETT TAS 7173

TITLE REF: 35407/2
PROPERTY ID: 7585240
TITLE AREA = 20.01ha



wilkin
design

P.O. Box 478
Launceston
Tasmania 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
HALL DWELLING
7 VILLAWOOD CRT
FORCETT

REVISION:

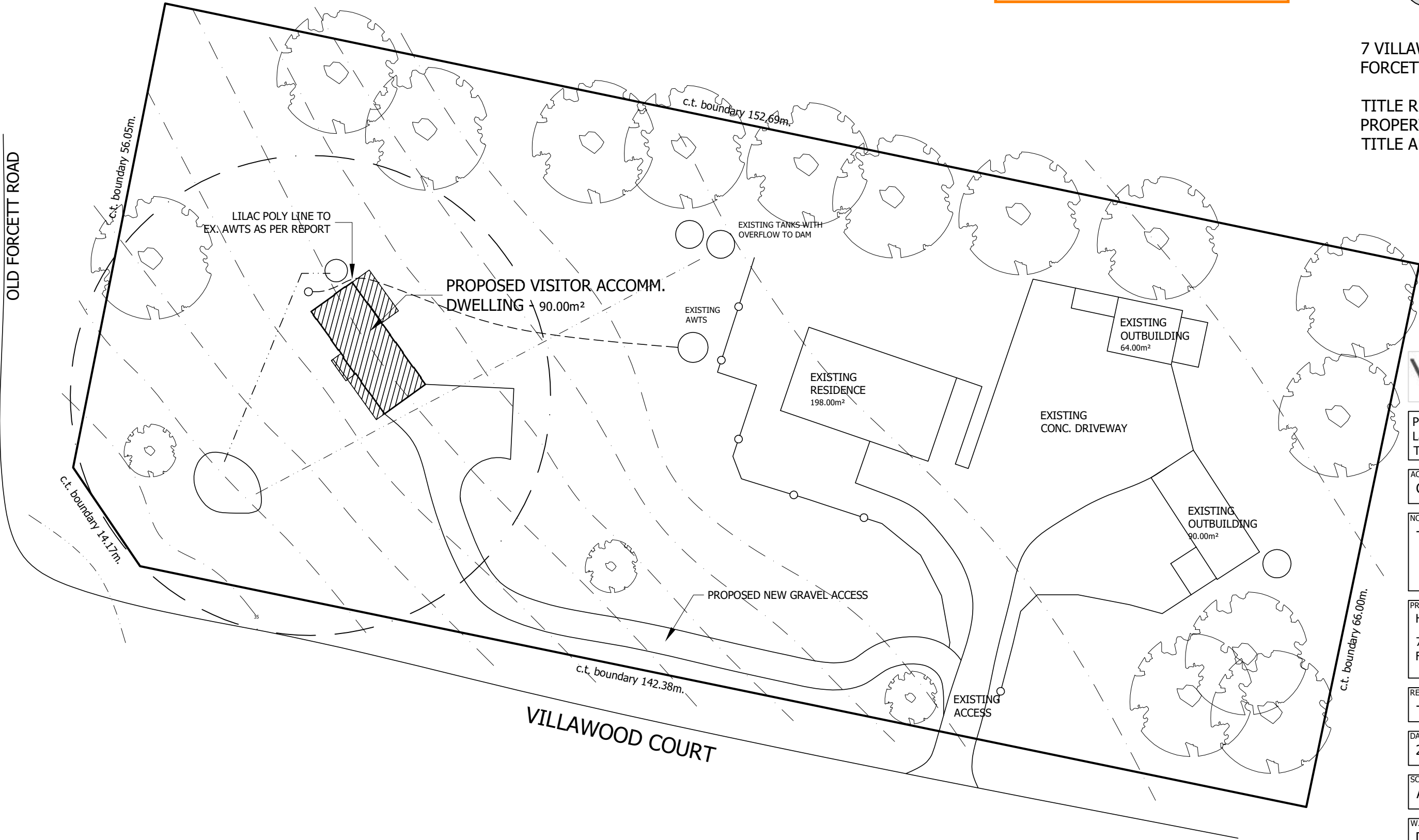
DATE:
22/09/2026

SCALE:
AS SHOWN

W.D.D. JOB NUMBER:
DA-26RBS1489

RAINBOW PROJECT NAME:

PAGE:
01 of 04



SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION
WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO
BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL
DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON
SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND
ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.
IF IN DOUBT CONSULT A REGISTERED SURVEYOR.

scale @ a3

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

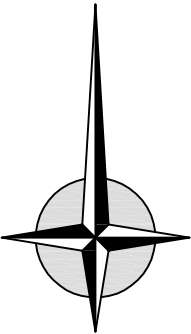


NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT)	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



Sorell Council
Development Application: 5.2026.333.1 -
Response to Request For Information - 7
Villawood Court, Forcett - P2.pdf
Plans Reference: P2
Date received: 1/10/2026



7 VILLAWOOD CT
FORCETT TAS 7173

TITLE REF: 35407/2
PROPERTY ID: 7585240
TITLE AREA = 20.01ha



P.O. Box 478
Launceston
Tasmania 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
HALL DWELLING
7 VILLAWOOD CRT
FORCETT

REVISION:

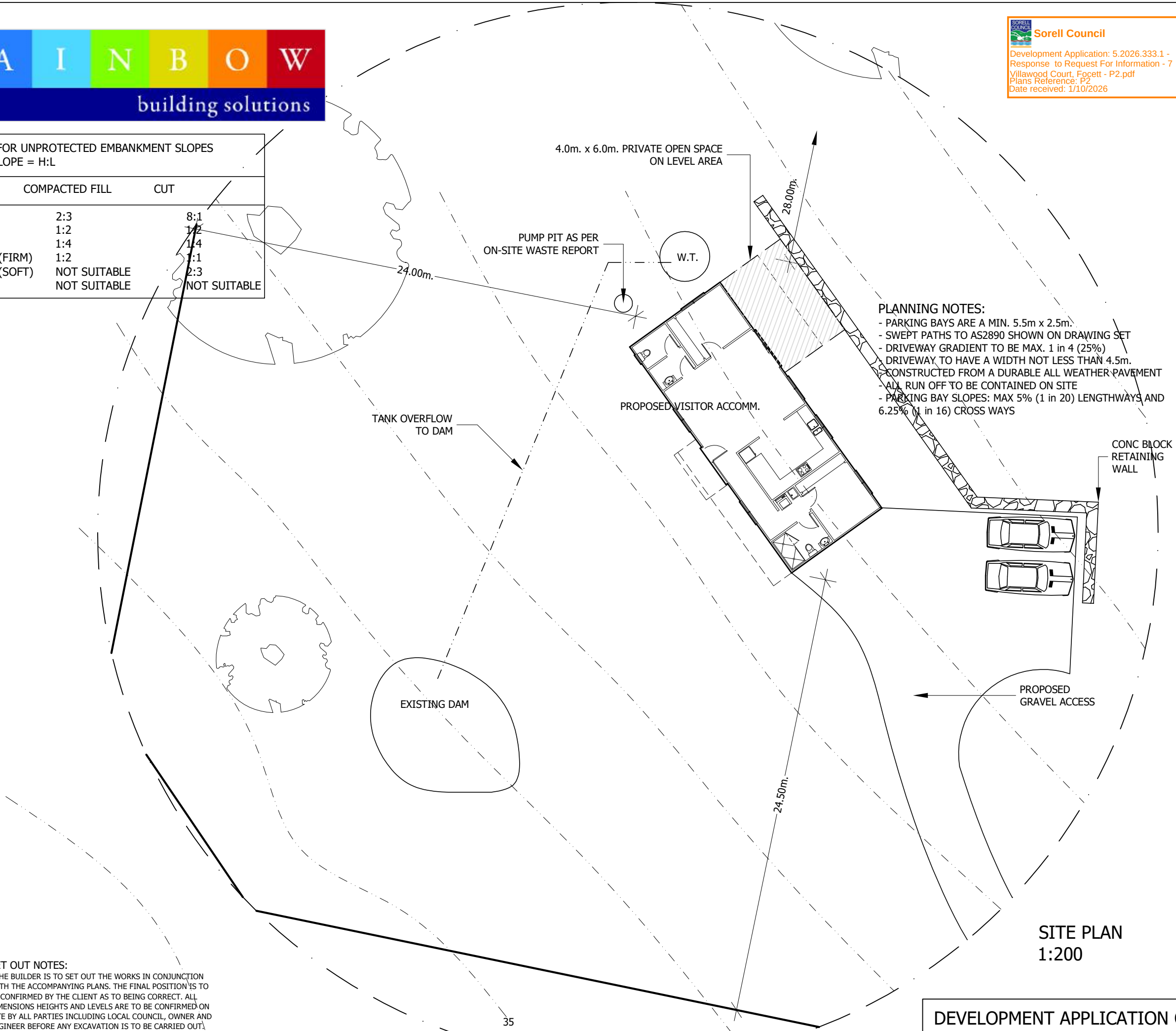
DATE:
22/09/2026

SCALE:
AS SHOWN

W.D.D. JOB NUMBER:
DA-26RBS1489

RAINBOW PROJECT NAME:

PAGE:
02 of 04

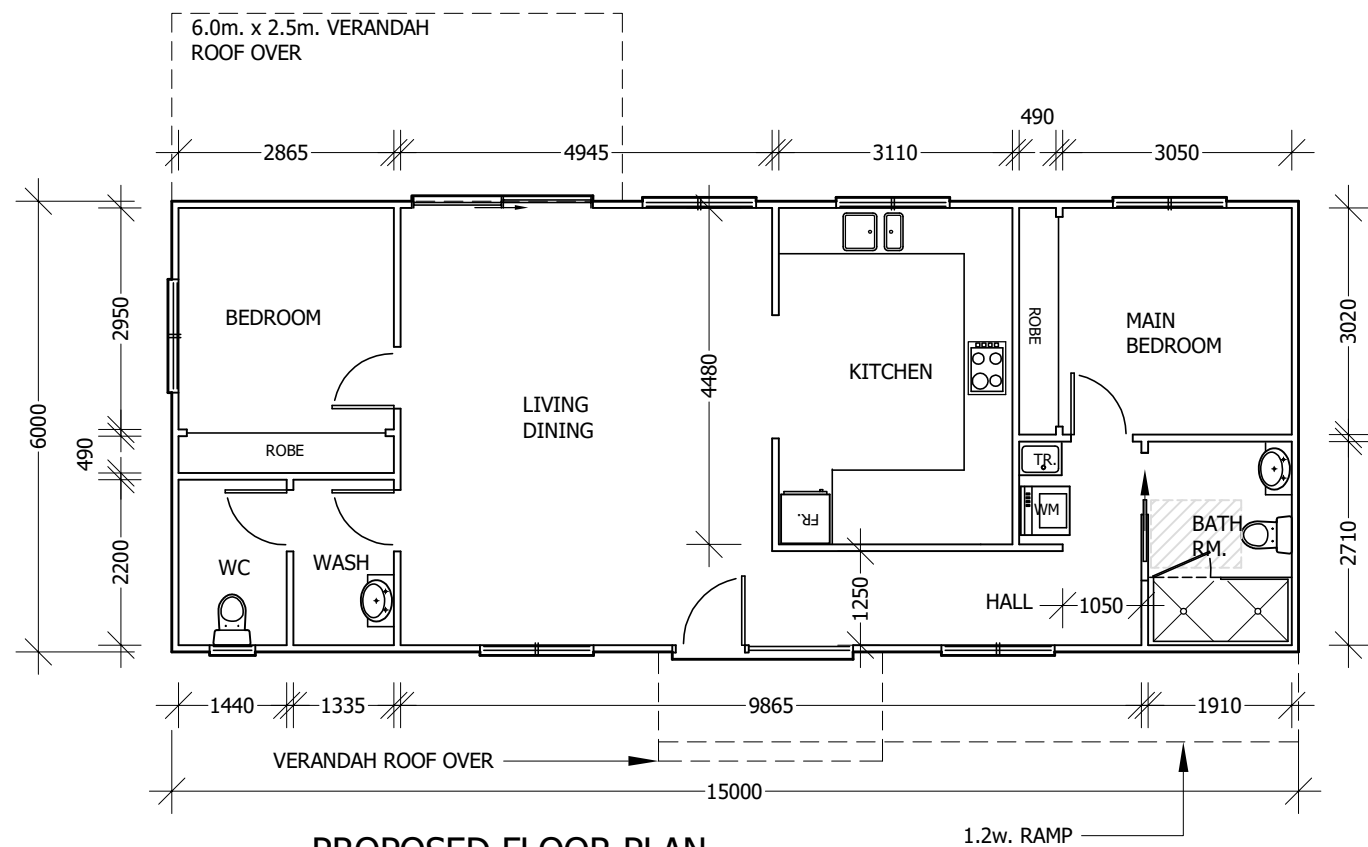


SET OUT NOTES:

- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT. IF IN DOUBT CONSULT A REGISTERED SURVEYOR.

scale @ a3

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



PROPOSED FLOOR PLAN
1:100
FLOOR AREA - 90.00m²



wilkin
design

P.O. Box 478
Launceston
Tasmania 7250

ACCREDITATION NO:
CC678 X

NOTES:

PROJECT TITLE:
HALL DWELLING
7 VILLAWOOD CRT
FORCETT

REVISION:

DATE:
22/09/2026

SCALE:
AS SHOWN

W.D.D. JOB NUMBER:
DA-26RBS1489

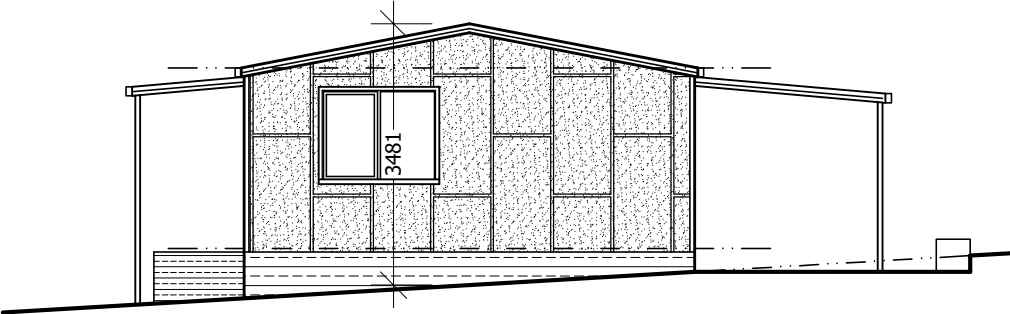
RAINBOW PROJECT NAME:

PAGE:
03 of 04

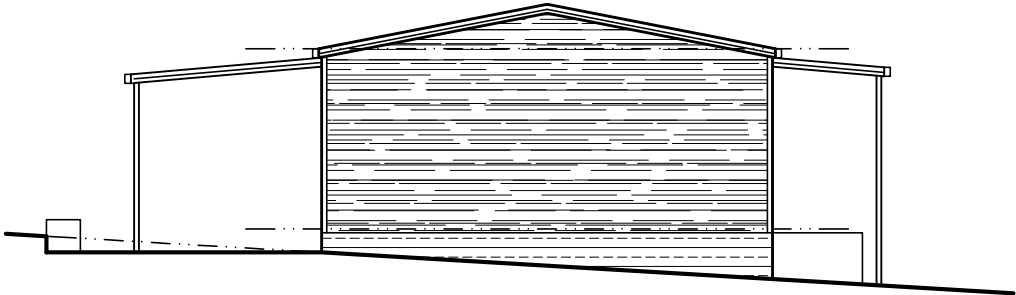
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



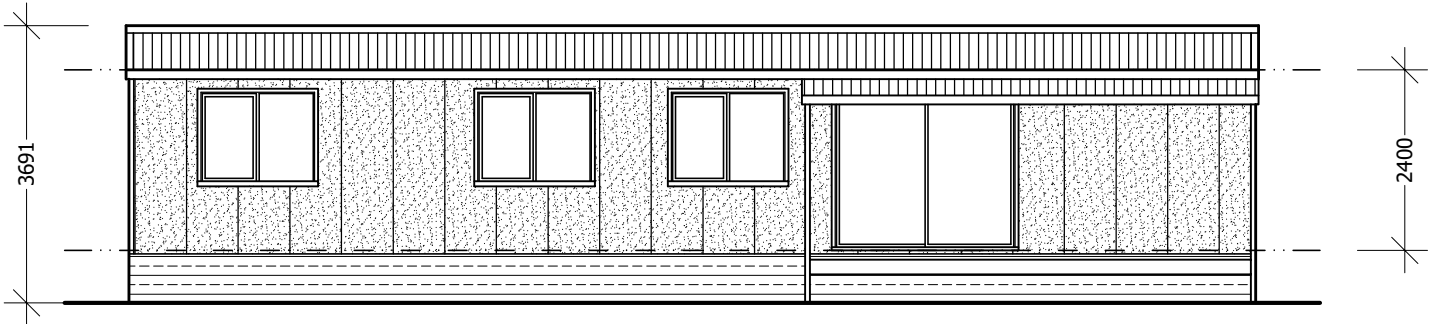
SOUTH WEST ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



NORTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100



wilkin
design

P.O. Box 478
Launceston
Tasmania 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
HALL DWELLING
7 VILLAWOOD CRT
FORCETT

REVISION:
-----,

DATE:
22/09/2026

SCALE:
AS SHOWN

W.D.D. JOB NUMBER:
DA-26RBS1489

RAINBOW PROJECT NAME:

PAGE:
04 of 04

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]